



MINUTES OF THE  
**CITY COUNCIL**  
OF THE VILLAGE OF VOLENTE, TEXAS  
**WEDNESDAY, JUNE 17, 2015 at 8:00 A.M.**  
16100 Wharf Cove, Volente, Texas 78641

**Present**

Mayor Pro Tem Mark Scott  
Council Member Bill Connors  
Council Member Kristi Belote  
Council Member David Springer  
Council Member Babs Yarbrough

**Absent**

Mayor Ken Beck

**Also in Attendance**

1. Open Work Session.

Mayor Pro Tem Mark Scott calls the meeting to order at 8:02 a.m.

2. Call Roll.

City Secretary Julia Vicars calls roll. A quorum is established.

3. Draft of changes to the Zoning Ordinance.

Council Member Bill Connors states he has made changes through the sections to Commercial, but has not changed the matrix chart, as of yet. Single family residential contains categories for the following: historical small lots, historical medium lots, large lots, ridgeline development lots, and cluster housing, which is currently only listed in the PDD. Council Member Connors states that Governmental category was kept unchanged. "Open space" will be split out to become "private rights of way" and "OS" for open space. OS includes the following parks: Mollberg, Wharf Cove, and Friendship.

Council discusses eliminating cluster housing from Zoning, because the PDD already has a set of regulations regarding cluster housing.

Council Member Springer states there is interest in cluster housing for full life cycle housing. Discussion ensues about the difference between cluster homes and condominiums.

Cluster homes being made specific to the PDD, and adding it into the PDD section with adding townhomes and condos into the definition as well.

a. Definitions

Connors and Belote will come up with definitions of townhomes, condos and cluster housing as well as review the definitions section of the Zoning Ordinance.

b. Telecommunications addendum

Council Member Belote says that she has pulled some simpler versions of the Telecommunications Ordinance from neighboring cities and is working on drafting the changes to ours, which would make it nearly impossible for a huge cell tower to be erected in the Village but would allow some freedom for residents to own and operate small telecommunication radios.

c. Replacement of the Zoning Category Matrix

The Zoning Category Matrix will be edited by Council Member Connors and emailed out for review to Council.

d. Commercial Categories Matrix

Categories for Commercial potentially are divided according to lot size -- C1 under an acre, and C2 over an acre.

3 possible districts – Commercial, Marina, and Commercial Resort.

Council agrees to discuss these potential changes with commercial entities within the Village.

4. Date and time of next work session.

The next work Session will be on June 24<sup>th</sup> at 8:00 a.m.

a. Next Ordinance for Review

The next Ordinance Council will review after concluding the Zoning changes will be the Site development ordinance.

5. Adjourn.

Meeting adjourned at 9:04 a.m.

Passed and Approved this 21 day of July, 2015.

Signed:

KB

Mayor Ken Beck

Attest:

JV

City Secretary Julia Vicars

